



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 11, 2016

5:30 PM

Work Session Room & Council Chambers

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, May 11, 2016 at 5:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- A. [GDP15-0002](#) Consider a request by Carmen Investments, Inc. for approval of a General Development Plan for Country Club Village, Phases 1-5. The subject property is approximately 130.77 acres, and is generally located at the southeast corner of Brush Creek Road and Fort Worth Drive (U.S. Highway 377) within the George W. Daugherty Survey, Abstract No 351, in the City Denton, Denton County Texas. (GDP15-0002, Country Club Village General Development Plan, Shandrian Jarvis, AICP)

Attachments: [PHASING PLAN & SUMMARY](#)

3. PUBLIC HEARINGS

- A. [Z16-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Neighborhood Residential 3 (NR-3) District to

Neighborhood Residential 6 (NR-6) District on approximately 0.6 acres, located on the northeast corner of North Bell Avenue and East Windsor Drive. (Z16-0003, Bell Avenue Duplex, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Permitted Uses in Neighborhood Residential 3](#)
 [Permitted Uses in Neighborhood Residential 6](#)
 [Notification Map](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-86](#) Planning and Zoning Commission project matrix.

Attachments: [Project Matrix](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the _____ day of _____, 2016 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.